



Application for Amendment to Land Use Bylaw

Foothills County
309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880
www.foothillscountyab.ca
Email: planning@foothillscountyab.ca

Note: An Application Fee of \$ 3100.00 shall accompany this application.
Date Received: June 16/25 Receipt No. 438978

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Stanley Simpson & Debra Simpson
Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize
Bart Carswell - Carswell Planning Inc. to act as agent in the matter.
Name of Agent (please print)

PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All/part of the NE 1/4 sec. 20 twp. 18 range 29 west of 4 meridian.
Being all parts of lot 2 block 1 Reg. Plan No. 2010432 C.O.T. No.

TO: (Choose One)
[] Redesignate from Agricultural (A) to Country Residential (CR)
[] Amend the Land use Bylaw by
Size of existing parcel(s) 63.67 ha (157.33 ac) Size of proposed parcel(s) 2.27 ha (5.6 ac) and 2.60 ha (6.4 ac)

The reasons for the (redesignation) (amendment) are as follows:
Due to the southeastern portion of the property being separated from the main portion of land because of an existing roadway. The CR designation will allow for two parcels over 5 ac in size to be established on this property.

I certify that the information given on this form and attachment hereto are full and complete and is to the best of my knowledge a true statement of the facts concerning this application and I am the registered owner and/or the duly authorized agent.
Date June 3, 2025 Signed June 3, 2025
Landowner Information Agent Information
Phone No. Phone No. 587-437-6750
Address: Address: UPS Box 223, Kensington Rd NW, Calgary AB T3C 0M6
I consent to receive documents by email: [x] Yes [] No I consent to receive documents by email: [x] Yes [] No
Email Address: Email Address: bart.carswell@carswellplanning.ca

Right of Entry
I, being the owner or person in possession of the above described land and any buildings thereon consent to an authorized person designated by Foothills County to enter upon the land for the purpose of inspection during the processing of this application.
June 3, 2025
Date Signature of Owner
Is there an access or safety concern with respect to a site inspection: [] Yes [x] No
If yes, please clarify:

Redesignation Proposal Country Residential (CR)

Redesignation Planning Brief

NE-20-18-29 W4M being Plan 2010432, Lot 2, Block 1;
Foothills County, AB



Aerial of Subject Property taken by drone October 2022



PLANNING JUSTIFICATION REPORT

June 2025

-submitted by Carswell Planning Inc

Introduction

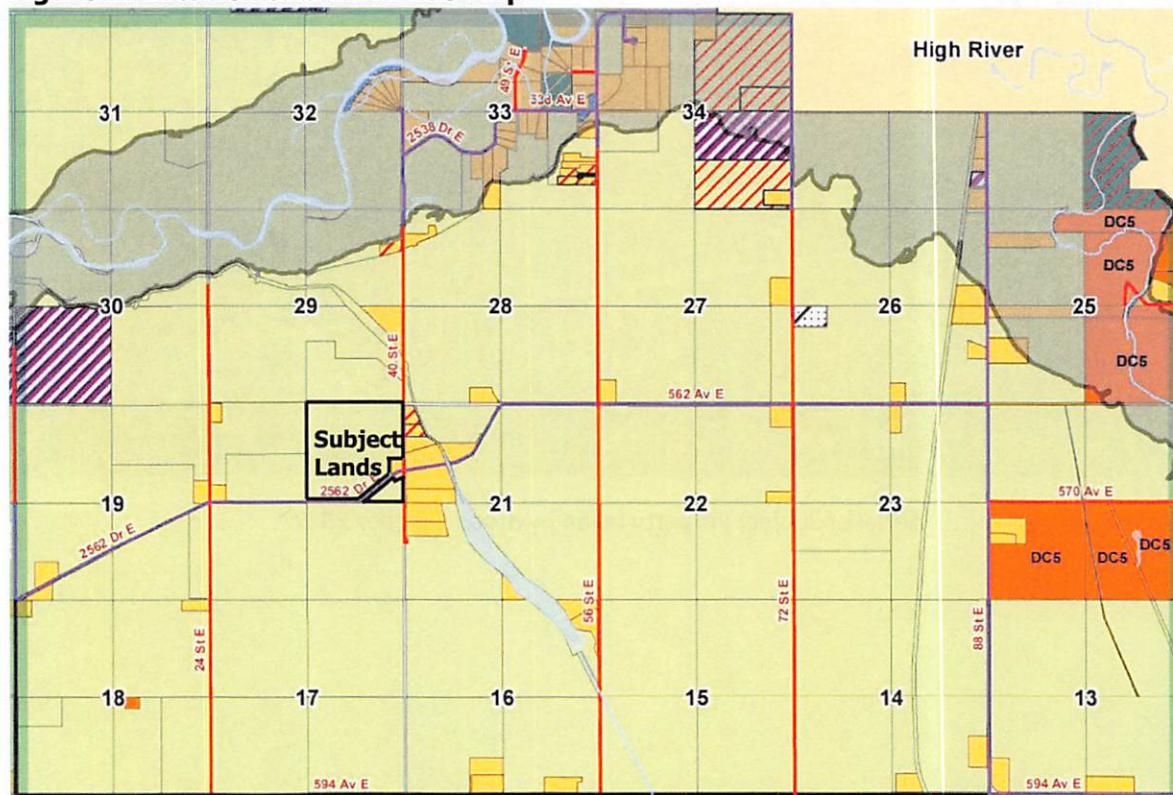
Proposal

The proposal is an amendment to Foothills County's Land Use Bylaw to redesignate the triangular section in the SE separated by a public road from Agricultural (A) to Country Residential (CR). Should the Amendment Land Use Bylaw District be approved, a Plan of Subdivision is expected to follow. Should this redesignation be approved, and depending on succeeding studies, lands south of 2562 Drive East may be subdivided.

Location

The site is a 4.84 ha (12 ac.) portion of a 63.62 ha (157.22 ac.) lot in NE-20-18-29 W4M. Figure 1: Location Map, shows the location as southwest of High River in Foothills County with 2562 Drive East separating the parcel. To the east is 40 Street East, a gravel road that dead-ends south of the property, also provides access.

Figure 1: Location and Land Use Map



Legend

- Hard Surface (Chip/oil)
- Gravel
- Pavement
- Flood Hazard Protection District
- In Transition
- A- Agricultural
- AA- Agricultural Sub A
- CR- Country Residential
- CRA- Country Residential Sub A
- DC - Direct Control
- INR- Natural Resource Extraction
- OS- Open Space
- EP- Environmental Protection
- EPA- Environmental Protection Sub A
- ER- Environmental Reserve
- MR- Municipal Reserve





Agent

Carswell Planning has been retained to act as agent on behalf of the owner and has prepared this report addressing the requirements of the Redesignation Application.

Ownership and Legal Description

Owners are Stanley Simpson and Debra Simpson. Legal is Plan 2010432, Lot 2, Block 1.

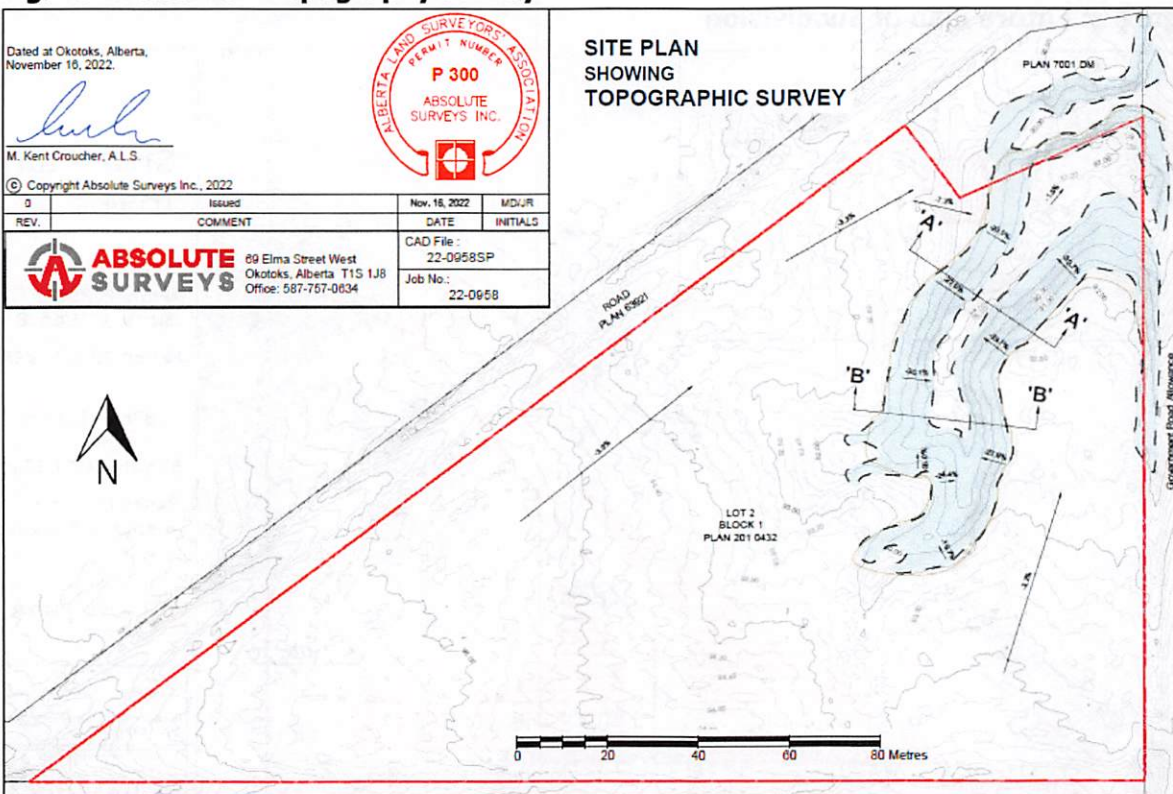
Policy Analysis and Supporting Documentation

Municipal Development Plan (MDP)

Residential Policy 3 of Foothills County Municipal Development Plan notes, "Proposals for residential parcels should be developed to be compatible with the surrounding area and existing land uses." Further, as per MDP Policy 3, The proposed residential use and parcel sizes are compatible with the surrounding area with smaller lots to the north and east.

Figure 2: Site Plan Topography Survey shows there is a small valley on the property. Absolute Surveys provided a topographic survey, defining the top of bank for the valley in the SE corner portion of the subject land, as per the MDP Glossary for top of bank. (highlighted in light green for slopes greater than 15%). The remaining plateau gently slopes northeast at about 2-3% grade.

Figure 2: Site Plan Topography Survey





Land Use Bylaw (LUB)

Due to existing 2562 Drive East, the land is naturally divided into two parts which makes the south eastern portion of the land have attributes of a separate entity despite sharing title. The roughly triangular site is about 4.84 ha (12 ac.) The intent is to redesignate this portion from A - Agricultural to CR - Country Residential District to provide for residential uses meeting minimum lot sizes of 5 acres with 1 acre of developable area as per the Land Use Bylaw. Lands on the other side of 2562 Drive East would remain A - Agricultural District.

Figure 2: Site Plan Topography Survey shows an Environmental Reserve Easement defined by top of bank, and a 30m setback from slopes greater than 15%. At the time of subdivision, a geotechnical review may reduce setback. Council has the ability to approve the land use as CR District to ensure the intent of the developable area can be met at the subdivision stage.

Future Plan of Subdivision

Figure 3: Future Plan of Subdivision, shows 2 lots of 2.7 ha (5.1 ac.) and 2.6 ha (6.4 ac.) with a developable area of 0.51 ha (1.3 ac.) and 0.42 (1.0 ac.) respectively. There is an existing approved driveway along the southern portion of the proposed eastern lot confirming it is a contiguous developable area. 30 meter setbacks have been accounted for from areas of slopes greater than 15%. 48 meter setback from the centerline of the road has also been accounted for. It fits.

Figure 3: Future Plan of Subdivision

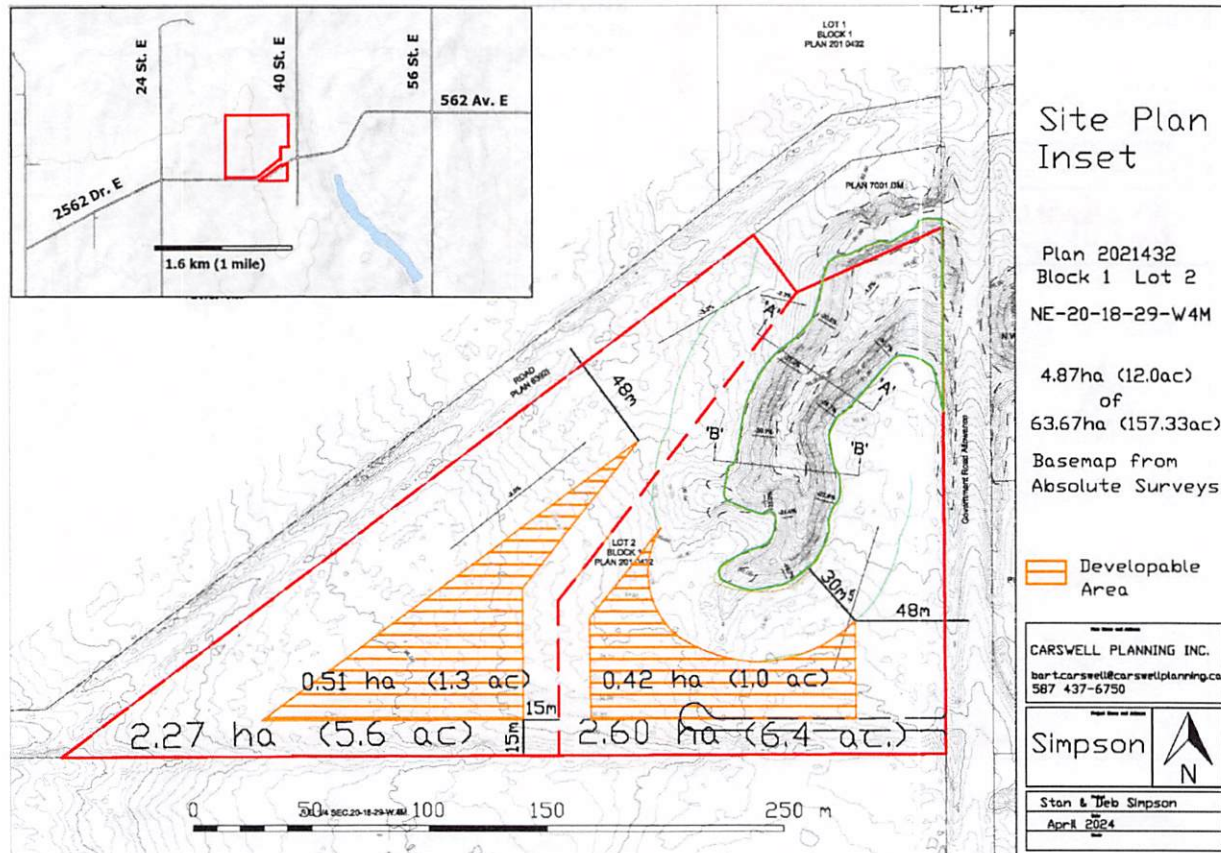
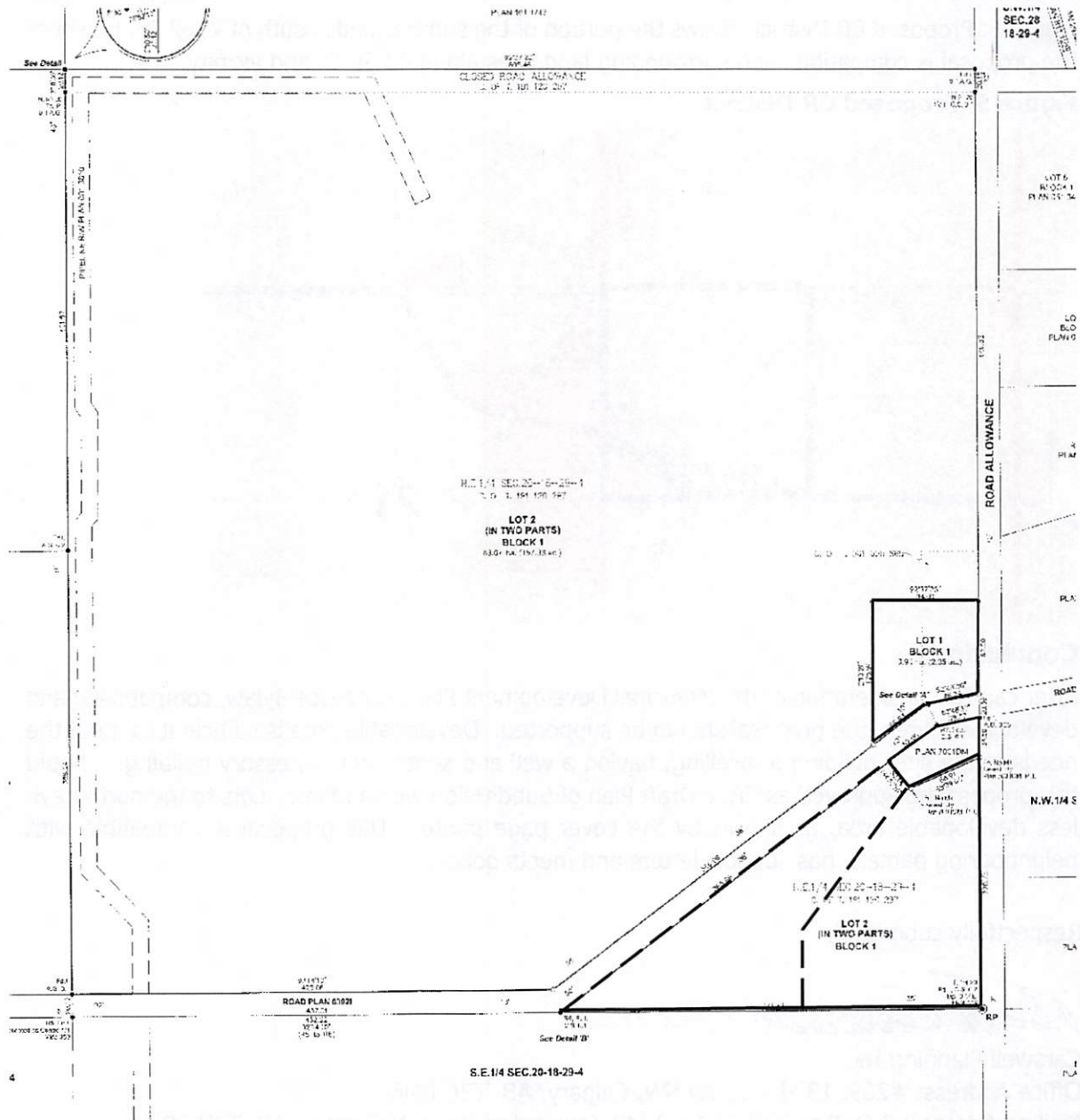




Figure 4: Survey

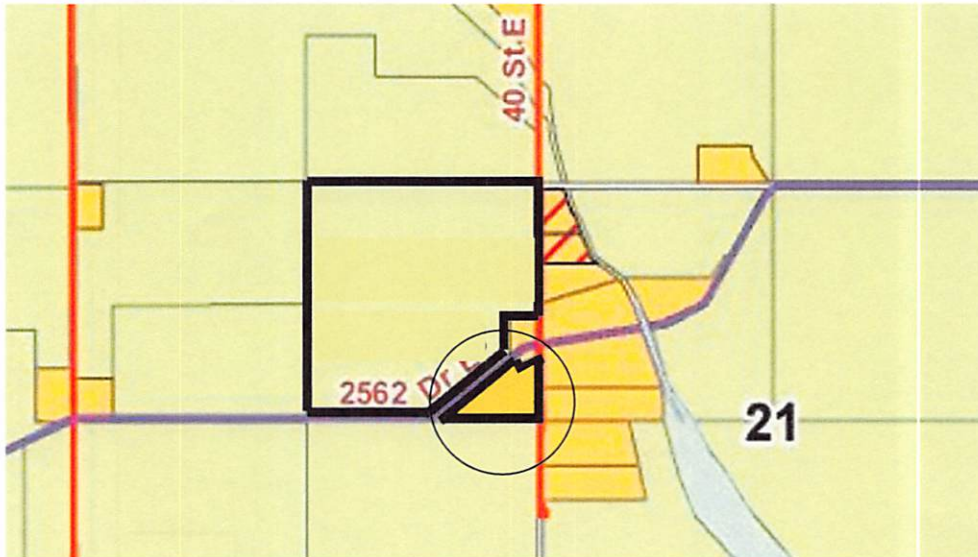




Proposed Land Use Change

Figure 5: Proposed CR District, shows the portion of the subject lands south of 2562 Dr. E. where the proposal is compatible with surrounding land uses along 40 St. E. and vicinity.

Figure 5: Proposed CR District



Conclusion

After careful consideration of the Municipal Development Plan, Land Use Bylaw, compatibility and development area, the proposal should be supported. Developable area is sufficient to meet the needs of the site: building a dwelling, having a well and septic, and accessory building. Should this proposal be approved as CR, a Draft Plan of Subdivision would follow. Lots to the north have less developable area, as shown by the cover page photo. This proposal is compatible with neighbouring parcels, has support letters and meets policy.

Respectfully submitted,

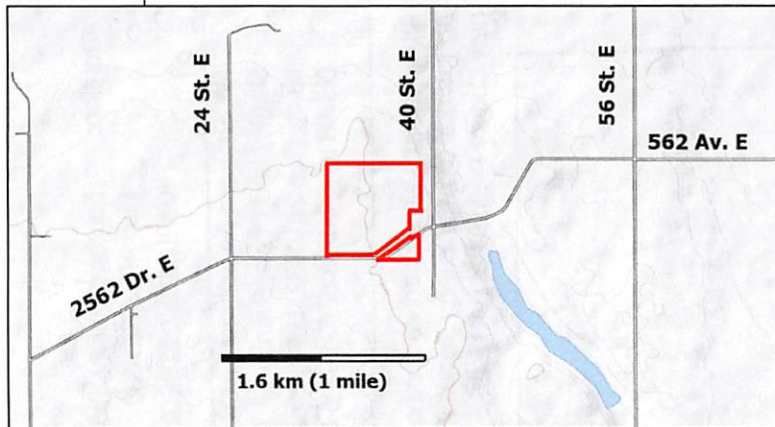
Carswell Planning Inc.

Office Address: #209, 1324 – 11 Av SW, Calgary, AB T3C 0M6

Mailing Address: P.O. Box 223, 104 – 1240 Kensington Rd. NW Calgary, AB T2N 3P7

bart.carswell@carswellplanning.ca

Mobile (587) 437-6750



LOT 1
BLOCK 1
PLAN 201 0432

PLAN 7001 DM

Site Plan Inset

Plan 2021432
Block 1 Lot 2
NE-20-18-29-W4M

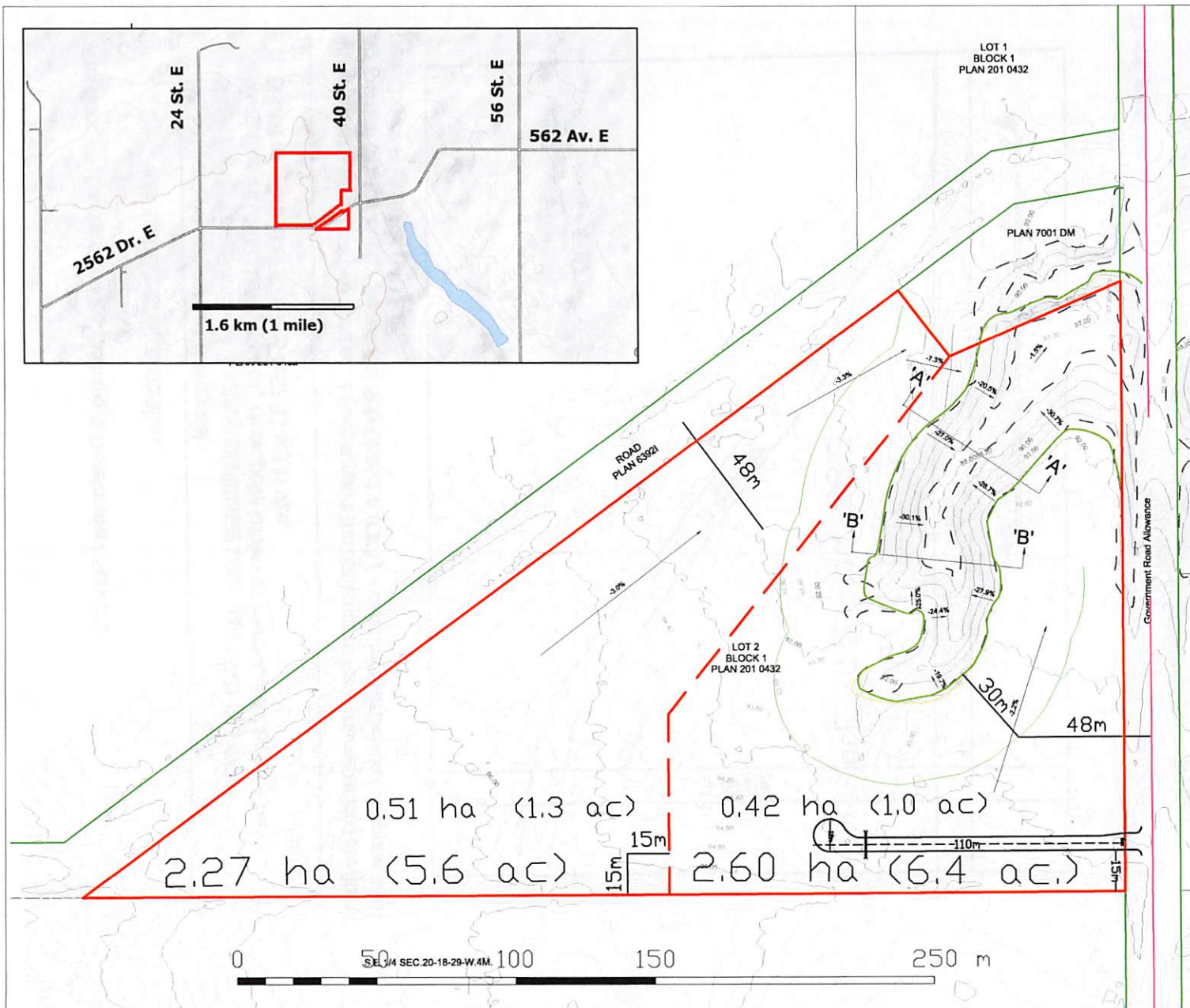
4.87ha (12.0ac)
of
63.67ha (157.33ac)
Basemap from
Absolute Surveys

Developable
Area

Plan Name and Address
CARSWELL PLANNING INC.
bart.carswell@carswellplanning.ca
587 437-6750

Project Name and Address
Simpson 

Stan & Deb Simpson
May 2025

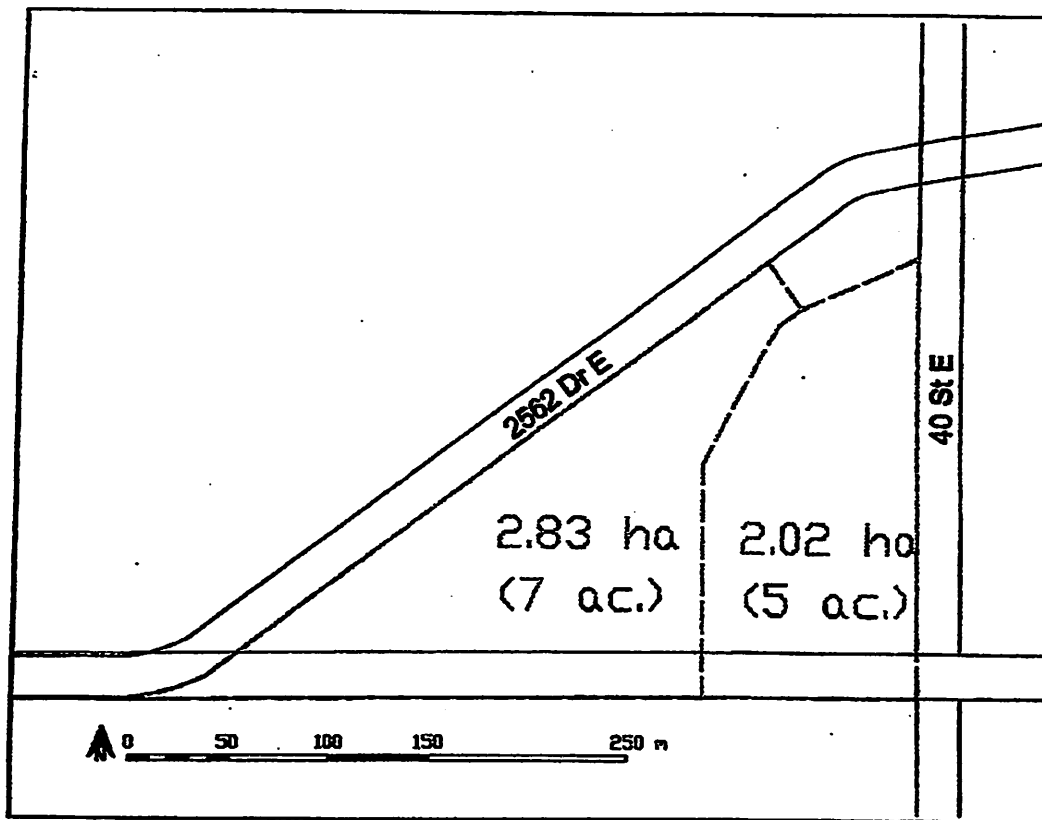


1-2

Attention: Foothills County, Planning & Development Services
Fax: 403.652.7880
planning@foothillscountryab.ca

Re: Simpson Redesignation CR Proposal
Stanley and Debra Simpson [REDACTED]
being Plan 2010432, Lot 2, Block 1; Municipally known as Foothills County, 4.84 ha
(11.98 ac) portion of 63.67 ha (157.33 ac) in size.

As neighbours we support each other. I (we) support the applications for a change of land use from
Agricultural (A), to Country Residential Sub-District A (CRA) and future Subdivision to support two
new Country Residential (CR) lots.



Thank you,

Signature [REDACTED] email address [REDACTED]

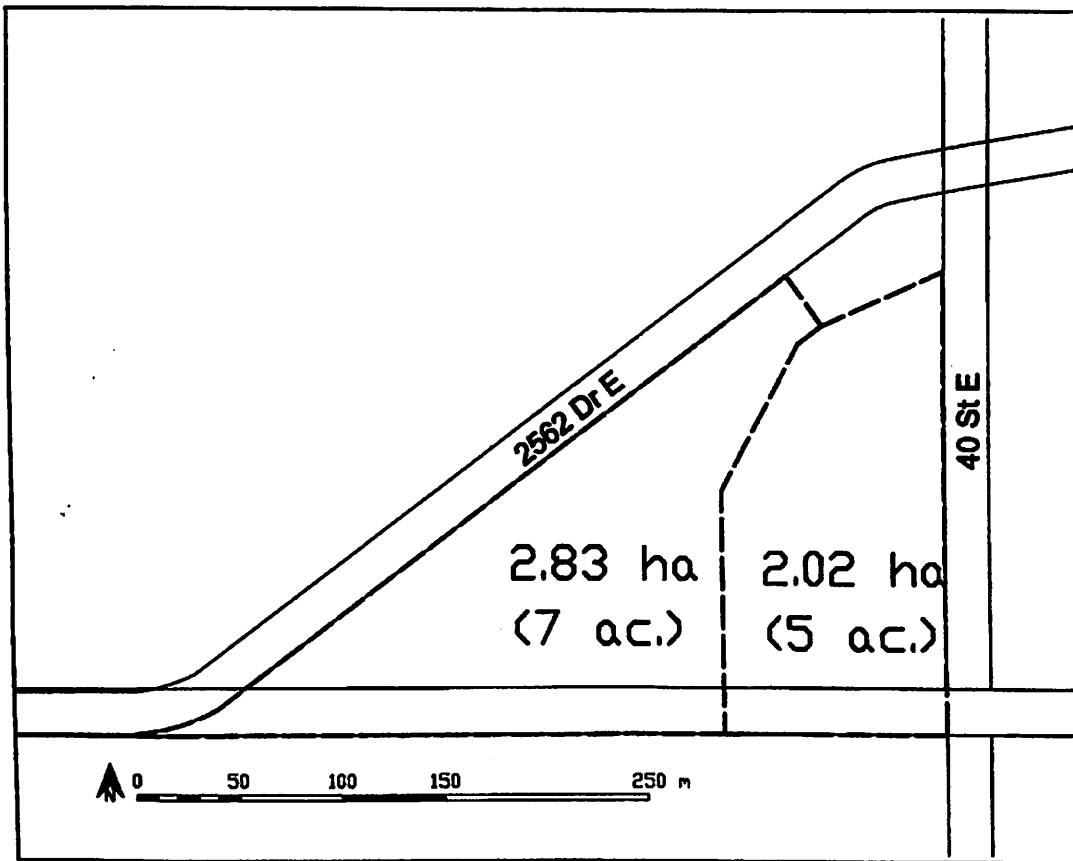
Name ROY HEWITT of address [REDACTED]

Date 18 MAY 2024

Attention: Foothills County, Planning & Development Services
Fax: 403.652.7880
planning@foothillscountyab.ca

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Thank you

Signature

email address

Name

Bob Fisher

of address

562060 40th St East

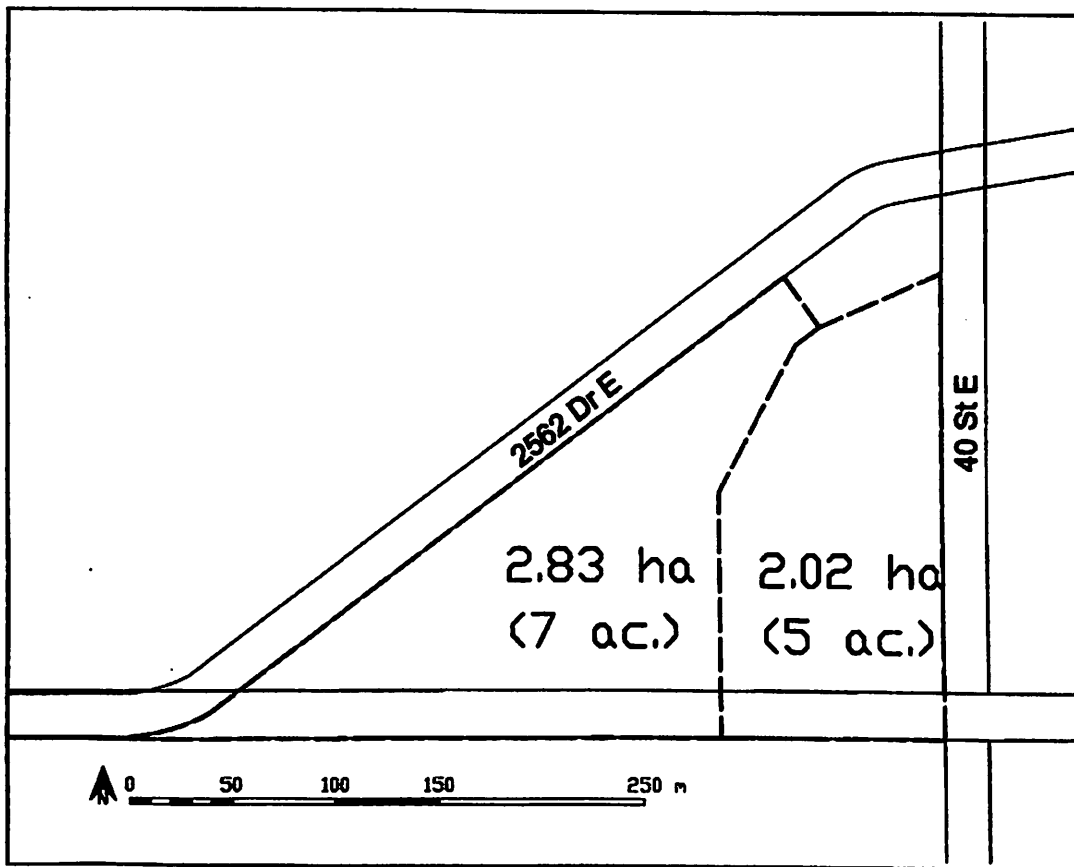
Date

May 18/24

Attention: Foothills County, Planning & Development Services
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planning@foothillscountryab.ca

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Thank you,

Signature [REDACTED] email address [REDACTED]

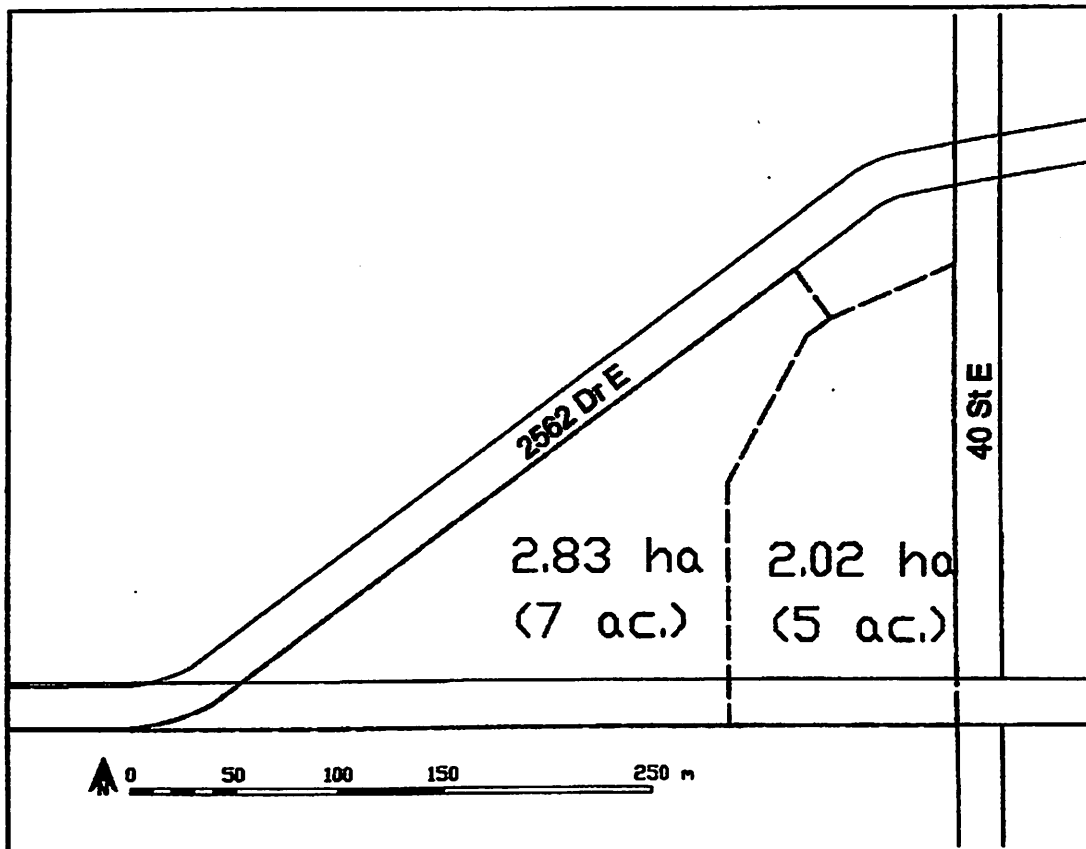
Name NICHOLAS DUCHANOV of address [REDACTED]

Date MAY 03/23

Attention: Foothills County, Planning & Development Services
Fax: 403.652.7880
planning@foothillscountyab.ca

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Thank you,

Signature

[REDACTED]

email address

[REDACTED]

Name

Ryan Harbidge

of address

562 024 40 St E

Date

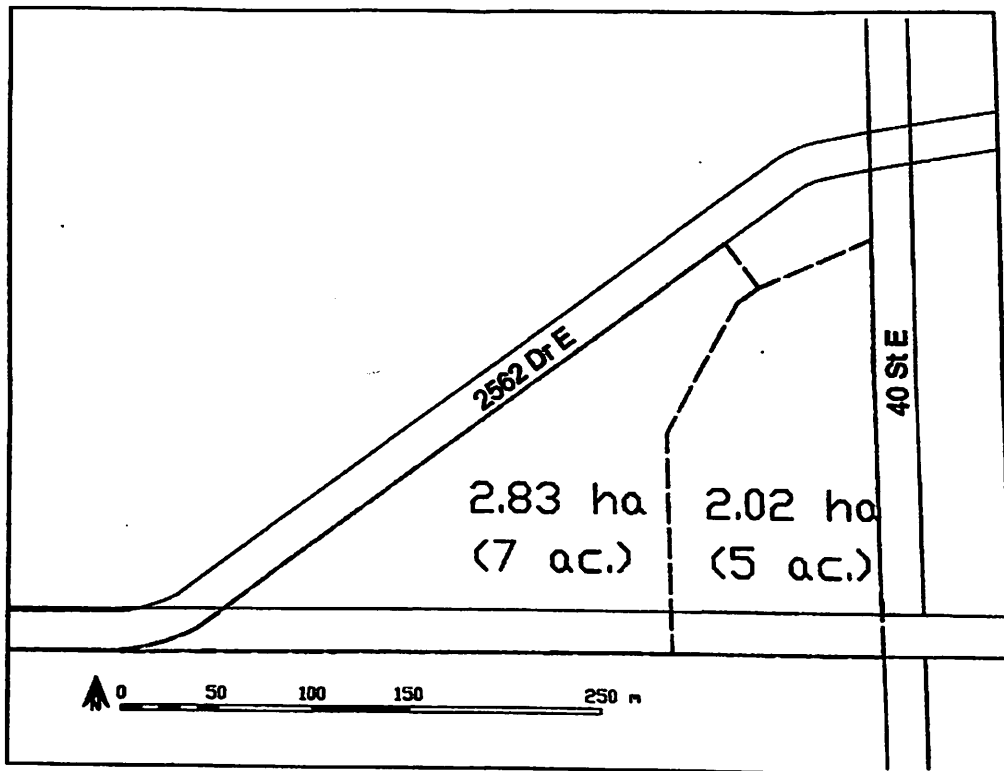
May 3/23

7

Attention: Foothills County, Planning & Development Services
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planning@foothillscountvab.ca

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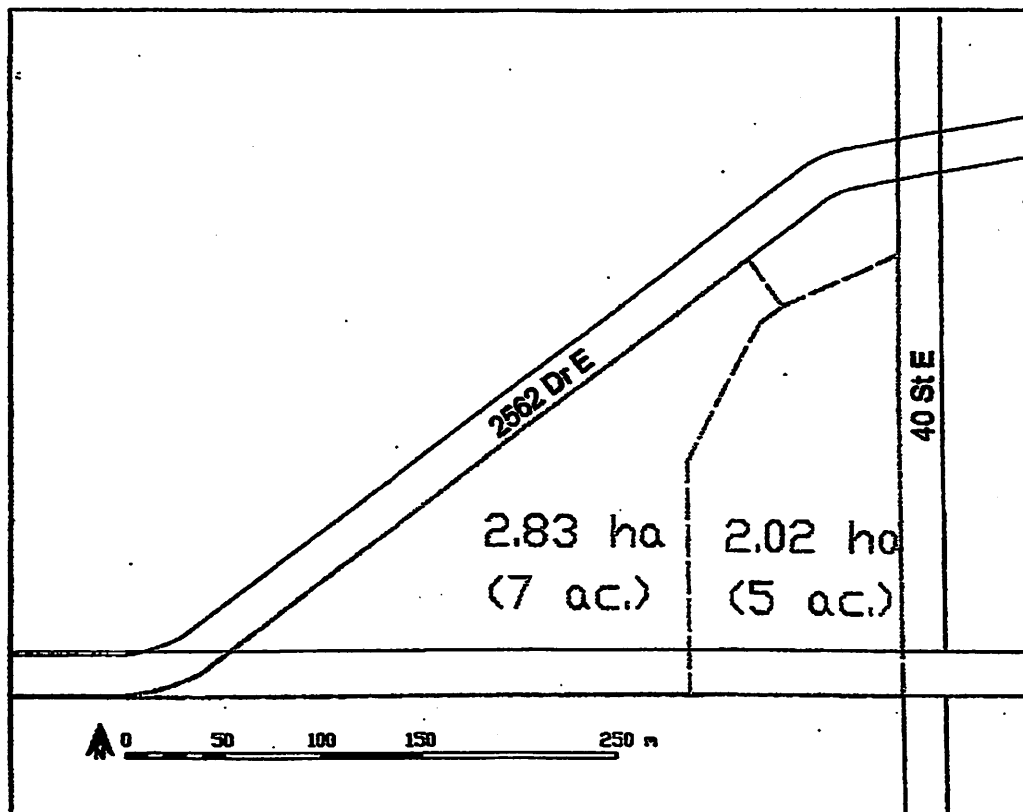
Signature: [REDACTED] Email address: 546 235 40 St East
Name: Kurt Kitchin of address
Date: Sept 13/23

8

Attention: Foothills County, Planning & Development Services
Fax: 403.652.7880
planning@foothillscountvab.ca

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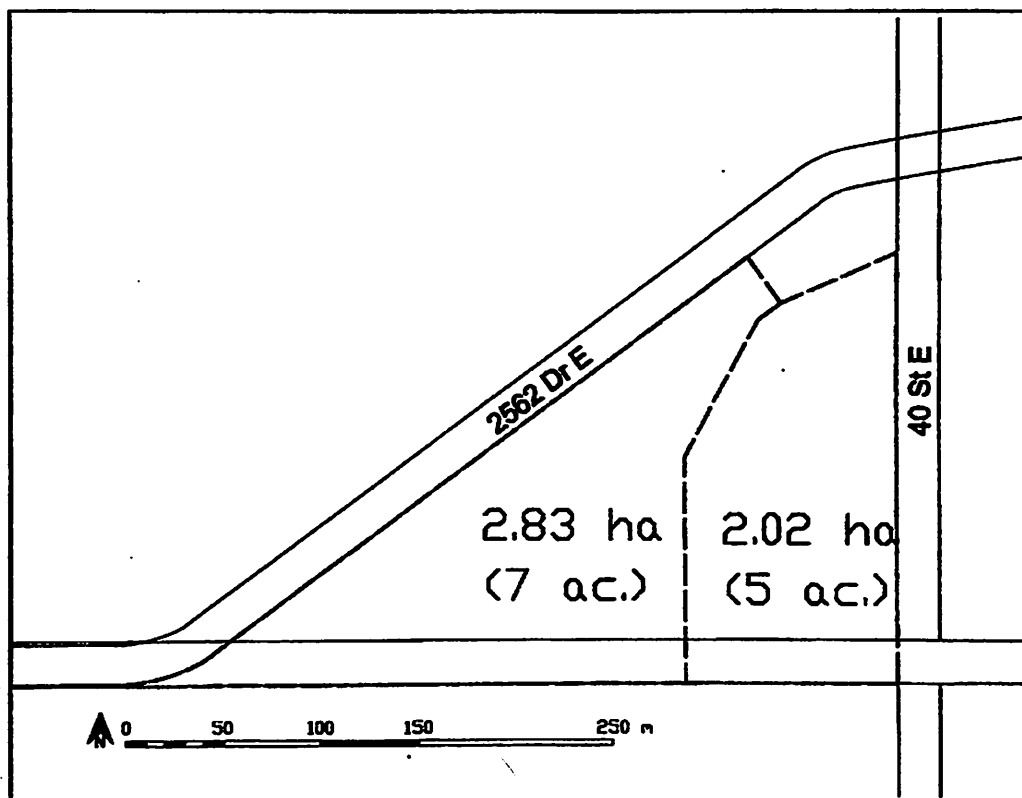
Signature [REDACTED] email address [REDACTED]
Name Patrick van Bommel of address [REDACTED]
Date April 26, 2024

9

Attention: Foothills County, Planning & Development Services
Fax: 403.652.7880
planning@foothillscountyab.ca

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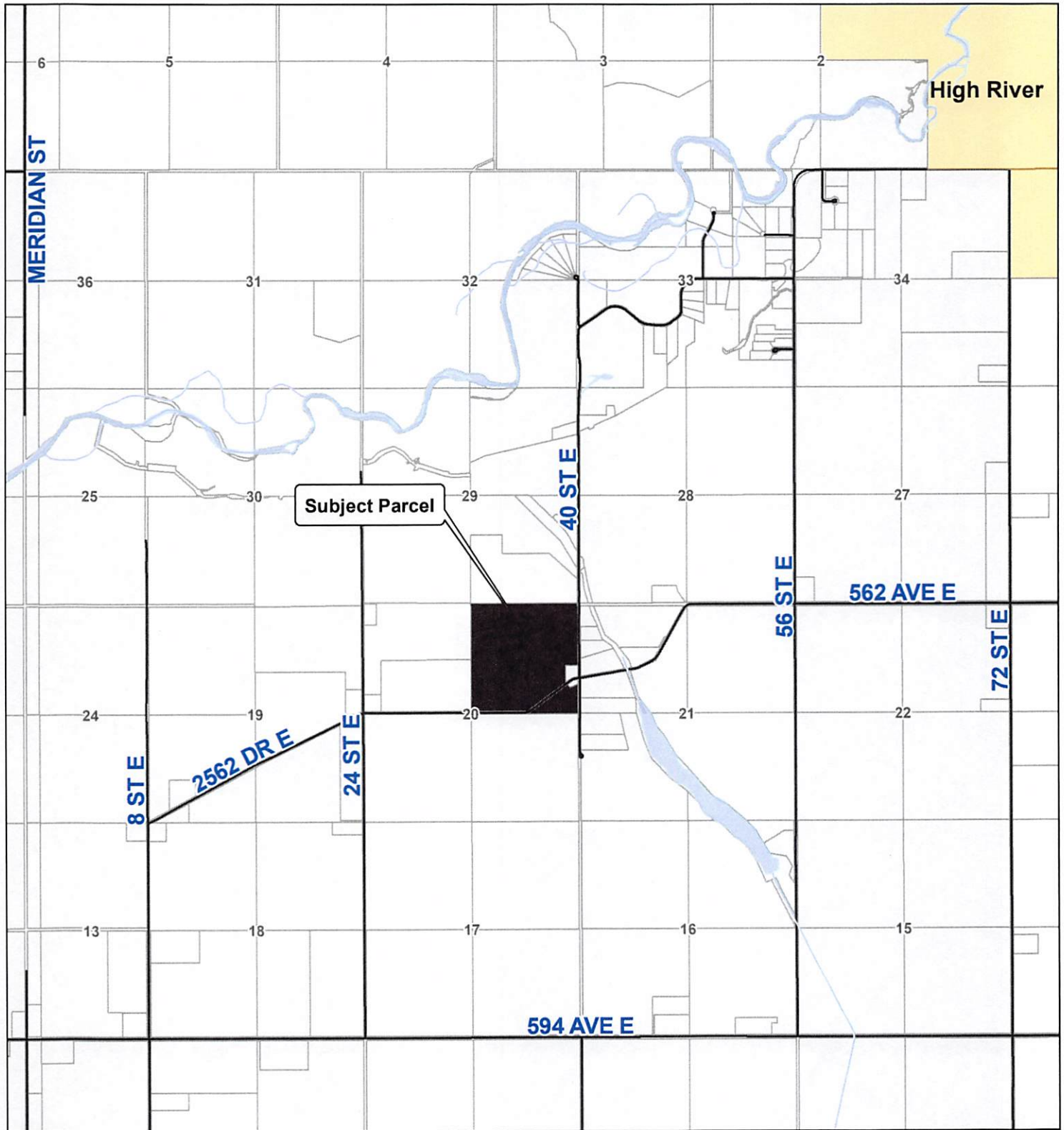
Thank you,

Signature [REDACTED] email address [REDACTED]
Name D. Art Cox of address [REDACTED]
Date May 17/24



Location Map

NE 20-18-29 W4M; Plan 2010432, Blk 1, Lot 2



Legend

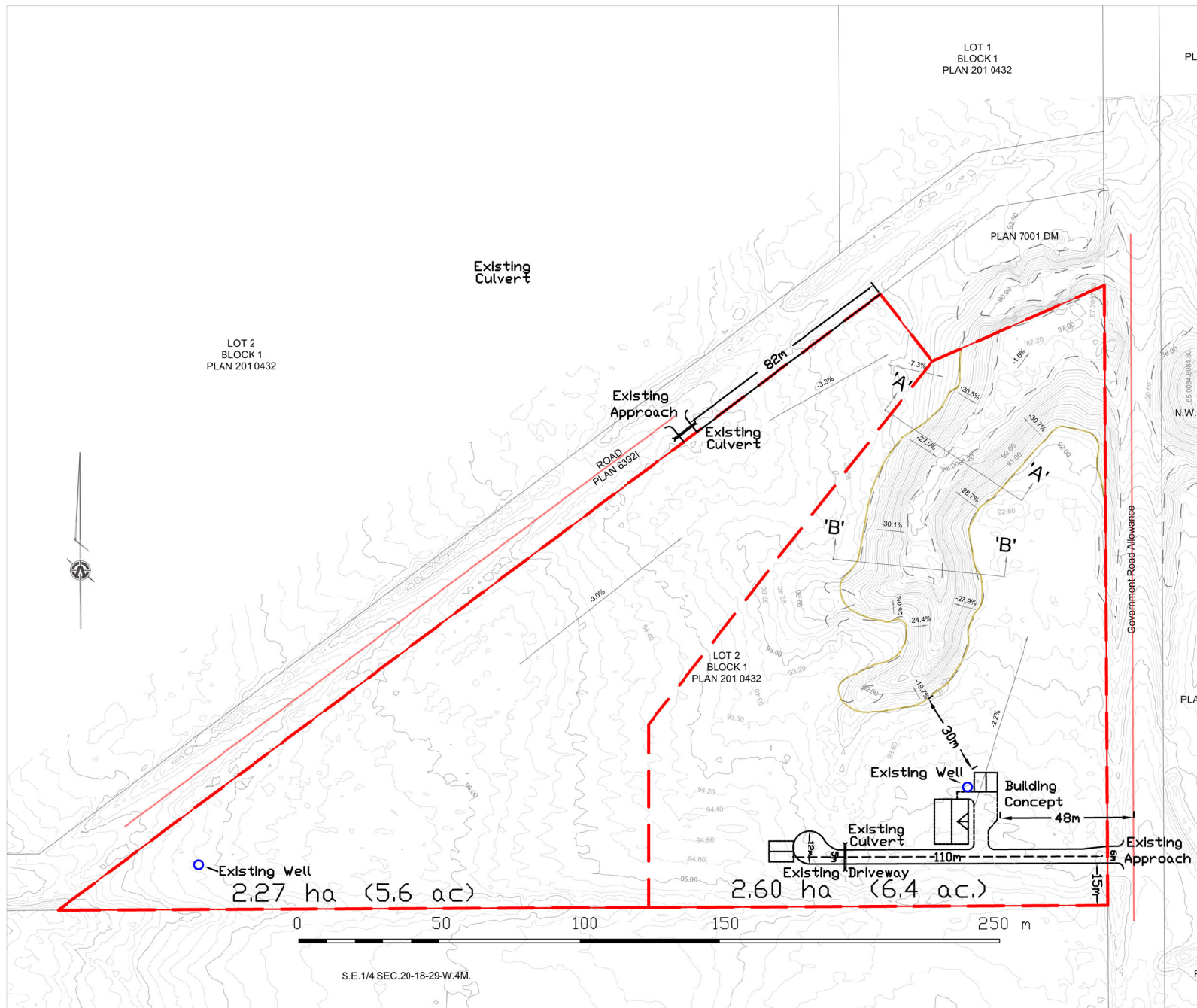
- Roads
- Parcels
- Subject Parcel
- Town

Date: 2025-06-25

0 0.25 0.5 1 Miles

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Data Sources Include Municipal Records and AltaLIS.
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Simpson Site Plan

Plan 2021432
Block 1 Lot 2
NE-20-18-29-W4M

4.87ha (12.0ac)
of
63.67ha (157.33ac)
Basemap from
Absolute Surveys

CARSWELL PLANNING INC.
bart.carswell@carswellplanning.ca
587 437-6750

October 2025





